

WYNDHAM VILLAGE HOA, INC.
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, January 21, 2015 – 7:00 pm
Location: Madison Green Clubhouse
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Approved 2/18/2015

1. ROLL CALL / DETERMINATION OF BOARD QUORUM

Board members Present:

Vern Hetherington, Angelique Palmer and Kris Johnson. Absent: Karina Fedele

2. CALL TO ORDER

Quorum obtained. Called to order at 7:10 pm

Organizational Vote:

Board discussed various officer positions and passed unanimously the following:

President: Kris Johnson Vice President: Angelique Palmer

Treasurer: Vern Hetherington Secretary: Karina Fedele

3. APPROVAL PRIOR MEETING MINUTES

Kris motioned to approve prior meeting minutes as published, seconded by Vern and passed unanimously.

4. REPORT's:

A. Treasurer's Report

Board unanimously approved the yearend financial reports.

B. President's Report

Kris newly elected President.

C. Manager's Report

Manager updated Board on status of the common areas of the community.

D. Fine Committee

The Fine Committee met and agreed to fines for two units.

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5. UNFINISHED BUSINESS

A. Street trees and root pruning and bio-barriers:

Vern motioned to table this until the February meeting and have an arborist attend to give the board their professional opinion as to what roots need to be treated via root pruning and/or bio-barriers and locations.

6. NEW BUSINESS

A. Violation Procedures: Currently a 1st letter is sent with standard time frame to complete, after completion expiration date if not done a 2nd letter is sent with a standard time frame for completion, if not completed a 3rd letter is sent regular and certified mail and includes minimum 14 day notice of Intent to Fine for Non-Compliance. Note if work is completed matter is closed out except for items that can reoccur within 6 months are left open and considered a continuing violation, examples of this are trash cans left out, vehicle parking and lack landscape maintenance. Board approved staying with this procedure.

B. Review of Summary Rules & Regulations: Manager offered to review and condense to a one page summary for board review. Cory Kravit wrote up a letter to go out to the community regarding the rules, board requested a copy be sent to them for review.

C. Community Landscape Standards: Board left open for further review.

D. Board stated that for sales, violations are to be corrected within thirty (30) days of the closing date and for rentals all violations must be corrected prior to lease approval and unit must be current on dues.

7. ADJOURNMENT

Next meeting will be Wednesday, February 18, 2015 at 6:30 pm for the Fine Appeal Hearing and 7:00 pm for the board meeting and will be held at the MGM clubhouse. There being no further business, Angelique motioned to adjourn, seconded by Kris and passed unanimously at 8:12 pm.

Minutes taken by Beverley Jamason, Property Manager